

# \$639,900 - 1306 32a St, Edmonton

MLS® #E4426815

## \$639,900

4 Bedroom, 3.50 Bathroom, 1,915 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 4-bedrooms plus DEN, 3.5-bathrooms,bonus room and SEPARATE ENTRANCE With FULLY FINISHED BASEMENT having additional rooms,a second kitchen and Laundry in the highly sought-after LAUREL community of Edmonton, AB. This EAST-facing (Regular LOT) home is designed for modern living, featuring stainless steel appliances, Upgraded kitchen,and a prime location near all essential amenities provides both comfort and functionality.Enjoy professionally landscaped outdoor spaces, perfect for relaxation and entertaining. Plus, with walking distance to parks, top-rated schools, grocery stores, and public transit, everything you need is just moments away!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426815  |
| Price          | \$639,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,915     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 1306 32a St |
| Area        | Edmonton    |
| Subdivision | Laurel      |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6T 0Z3     |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Svend Hansen School        |
| Middle     | Svend Hansen School        |
| High       | Elder Dr. Francis Whiskeyj |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 28               |
| Zoning         | Zone 30          |

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Listing information last updated on April 18th, 2025 at 3:02pm MDT